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ARTICLES OF ORGANIZATION OF

625 SW 5 Avenue, LLC

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SECRETARY OF STATE

TALLAHASSEE, FL

The undersigned, for purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (the "Act") of the State of Florida pursuant to Chapter 605 of the Florida Statutes hereby makes, acknowledges, and files the Articles of Organization providing for the formation, rights, privileges and immunities of limited liability companies for profit.

ARTICLE I

NAME

The name of the limited liability company shall be 625 SW 5 Avenue, LLC ("the Company")

ARTICLE II

MEMBERS

The Company shall have one or more members (the "Members"). The name of the initial Member and her mailing address is as follows:

Andrea Cimadevilla
2332 Galiano Street, Second Floor, Coral Gables, FL 33134

ARTICLE III

MAILING ADDRESS

The mailing address for the Company shall be Address of Andrea Cimadevilla, 2332 Galiano Street, Second Floor, Coral Gables, FL 33134

ARTICLE IV

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The name of the initial registered agent of the Company is Osmundo O. Martinez, Esq., and the address of the initial Registered Agent for service of process in the State of Florida is 2323 Galiano Street, Second Floor, Coral Gables, FL. 33134.

ARTICLE V

PURPOSES AND POWERS

The Company, to the fullest extent permitted by the Act (in effect now and as hereafter amended), may engage in any activity or business permitted under the laws of the United States, any State, or any foreign country, and shall all the powers and rights granted and conferred upon limited liability



companies by the laws of the State of Florida, unless otherwise limited by the Operating Agreement of the Company.

ARTICLE VI DURATION

The term and duration of the Company shall be perpetual, unless terminated in accordance with the Operating Agreement of the Company or otherwise terminated in accordance with law.

ARTICLE VII STREET ADDRESS OF PRINCIPAL OFFICE

The street address of the principal office of the Company shall be located at 2332 Galiano Street, Second Floor, Coral Gables, FL 33134, but it shall have the power and authority to establish branch offices at any other place or places as the Members may designate.

ARTICLE VIII MEMBERSHIP RESTRICTIONS

Additional Members may be admitted to the Company upon unanimous consent of all existing Members of the Company. Contributions required of new Members shall be determined as of their time of admission to the Company in accordance with the Operating Agreement of the Company. A Member's interest in the Company shall be considered personal property, notwithstanding the actual nature of the assets owned by the Company, and may not be sold or otherwise transferred except in strict accordance with the Operating Agreement of the Company.

ARTICLE IX MANAGEMENT

All Company powers shall be exercised by or under the authority of, and the business and affairs of this Company shall be managed by one or more Managers. Accordingly, the Company is a Manager-managed limited liability company. The name of the initial Manager is Andrea Cimadevilla and her mailing address is 2332 Galiano Street, Second Floor, Coral Gables, FL 33134. The authority of the Manager is not absolute and is limited in the Operating Agreement. Management actions shall require majority vote of the Managers then serving, and in some cases, the Operating Agreement requires the unanimous consent of all the Managers and/or Members.

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**ARTICLE X
EXECUTION & ORGANIZER**

The person signing these articles is Andrea Cimadevilla and her mailing address is 2332 Galiano Street, Second Floor, Coral Gables, FL 33134. The undersigned initial Manager hereby certifies that the foregoing constitutes the Articles of Organization of **625 SW 5 Avenue, LLC**.

Dated this 5 day of July, 2018



Andrea Cimadevilla
Manager

{In accordance with Section 605.0205 Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true}

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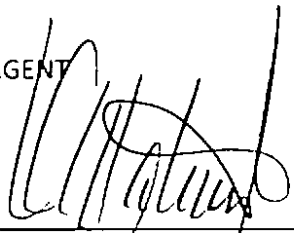


REGISTERED AGENT STATEMENT OF ACCEPTANCE

Having been named as Registered Agent to accept service of process in the State of Florida for 625 NW 34 AVENUE, (the "Company") at the address designated on the Articles of Organization of the Company, pursuant to the requirements of Section 605.0113, Florida Statutes, the undersigned Registered Agent hereby accepts the appointment as Registered Agent of the Company and agrees to act in that capacity. The undersigned Registered Agent further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the duties of a registered agent, and is familiar with and accepts the obligations of the said position.

Dated this 5 day of July, 2018

REGISTERED AGENT



Osmundo O. Martinez, Esq
2332 Galiano Street, Second Floor,
Coral Gables, FL 33134

[In accordance with Section 605.0205 Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true]

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